

This instrument was prepared by

(Name).....

(Address).....

Form 1-1-27 Rev. 1-56

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar.....

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Ellis Bentley, Jr. and wife, Lallage P. Bentley

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jerry Lee Bentley

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at a point on the east 40 ft. right of way line of the L&N R.R. Company being marked by an iron pipe; thence N. 86° 15 min. East a distance 118.47 ft. to point of intersection with the west 40 ft. right of way line of Columbiana-Shelby road; thence North 21°32 min. West along said right of way line a distance 427.18 feet to a point; thence North 20° 20 min. west along said right of way line a distance 94.81 ft. to the point of beginning; thence continue North 20° 20 min. west along said right of way line a distance of 100.00 ft.; thence 90° to the right a distance 15.0 feet to a point; thence North 20°20 min. west 25 ft. right of way line a distance 147.17 feet to a point; thence 90° to the left a distance 15.0 feet to a point; thence 90° to the left a distance 15.0 ft. to a point; thence northwesterly along the west 40 ft. right of way line along a 5° curve to the left having a radius of 1146.28 feet, a distance 261.27 ft. to a point; thence continuing along said right of way line a distance 308.90 ft. to a point; thence northwesterly along a 6° curve to the right having a radius of 955.37 feet along said right of way line, a distance 288.17 ft. to a point; thence continuing northwesterly along said right of way line, a distance 91.0 feet to a point; thence northwesterly along a 3° curve to the right having a radius of 1910.08 feet along said right of way line, a distance 213.68 feet to a point; thence So. 53° 27 min. west a distance of 42.50 ft. to a point; thence south 30 deg. 50 min. west, a distance 98.60 ft. to a point 40 ft. from centerline of L&N R.R.; thence south 23° 54 min. east along the east right of way line of L&N railroad a distance 1331.25 ft. to the northeast corner of Clarence C. McBride property; thence run north 66° 06 min. east a distance of 135.02 ft. to a point on the southwest 40 ft. right of way line of Columbiana-Shelby road to the point of beginning.

Said parcel of land is situated in the SE of SW $\frac{1}{4}$ , Section 36, Township 21 South, Range 1 West.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 15<sup>th</sup> day of July, 1969.

(Seal)  
(Seal)  
(Seal)

Ellis Bentley, Jr. (Seal)  
Lallage P. Bentley (Seal)  
(Seal)

General Acknowledgment

I, Martha B. Jensen, wife, a Notary Public in and for said County, in said State, hereby certify that Ellis Bentley, Jr. and Lallage P. Bentley whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of July, A. D., 1969.

Martha B. Jensen  
Notary Public.

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STATE OF ALA. SHELBY CO.  
CERTIFY THIS INSTRUMENT WAS FILED  
JUL 16 AM 11:21  
C.C. FILE NUMBER OR  
PAGE AS SHOWN ABOVE  
Cecil M. Jensen  
JUDGE OF PROBATE